



Meeting Minutes

Napa County Flood Control and Water Conservation District

Scott Sedgley, City of Napa (Chairperson)
Joelle Gallagher, District 1, (Vice Chairperson)
Anne Cottrell, District 3
Paul Dohring, City of St. Helena
Leon Garcia, City of American Canyon
Ryan Gregory, District 2
Irais Lopez-Ortega, City of Calistoga
Marjorie Mohler, Town of Yountville
Beth Painter, City of Napa
Alfredo Pedroza, District 4
Belia Ramos, District 5

Tuesday, August 13, 2024	9:00 AM	Board of Supervisors Chambers 1195 Third Street, Third Floor
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1. CALL TO ORDER; ROLL CALL

Present: Chairperson Scott Sedgley, Vice-Chairperson Joelle Gallagher, Directors Paul Dohring, Leon Garcia, Ryan Gregory, Irais Lopez-Ortega, Belia Ramos and City of Napa Alternate Director Bernie Narvaez. Directors Alfredo Pedroza and Anne Cottrell arrived during Item 8A. Directors Marjorie Mohler and Beth Painter were excused. The meeting was called to order by Chairperson Scott Sedgley.

2. PLEDGE OF ALLEGIANCE

Chairperson Scott Sedgley led the assembly in the Pledge of Allegiance.

3. APPROVAL OF MINUTES

A. Approve minutes from the July 16, 2024 meeting.

[24-1358](#)

Motion Text: Approve the Minutes.

Voting Yes: Garcia, Lopez-Ortega, Dohring, Gallagher, Gregory, Ramos, and Sedgley

Voting No: None

Excused: Cottrell, Mohler, Painter, and Pedroza

Abstain: Narvaez

Result: Passed

4. PRESENTATIONS AND COMMENDATIONS

None

5. CONSENT ITEMS

Motion Text: Approve the Consent Calendar.
Voting Yes: Gregory, Lopez-Ortega, Dohring, Gallagher,
Garcia, Narvaez, Ramos and Sedgley
Voting No: None
Excused: Cottrell, Mohler, Painter, and Pedroza
Result: Passed

- A. Approve Purchase and Sale Agreement No.250056B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, and one Temporary Construction Easement on property located at 2412 Shoreline Drive (APN 044-314-005), Napa, California owned by William H Bickford and Cathi E Bickford Trust at a price of \$50,000.00. (Fiscal Impact: \$50,000 Expense; Flood Project; Budgeted; Discretionary) [24-1330](#)

Enactment No: A-250056B (FC)

- B. Approve Purchase and Sale Agreement No. 250078B (FC) for the acquisition of one Flood Protection Levee Easement, one Slope Easement, one Public Water Utility Easement, and two Temporary Construction Easements on property located at 2428 Shoreline Drive (APN 044-301-031), Napa, California owned by Lance Hafenstein at a price of \$41,600.00. (Fiscal Impact: \$41,600 Expense; Flood Project; Budgeted; Discretionary) [24-1332](#)

Enactment No: A-250078B (FC)

- C. Approve and authorize Right of First Refusal Agreement No. 250150B (FC) at no cost to the District with Clover Flat Land Fill, LLC, related to funding the Bale Slough - Bear Creek Restoration Project - Group B. (Fiscal Impact: \$100 Revenue; Flood District; Not Budgeted; Discretionary) [24-1333](#)

Enactment No: A-250150B (FC)

6. DISCUSSION OF ITEMS REMOVED FROM THE CONSENT CALENDAR

None

7. PUBLIC COMMENT

None

8. ADMINISTRATIVE ITEMS

- A. Update on the progress of the Napa River/Napa Creek Flood Protection Project. (No Fiscal Impact; Discretionary) [24-1331](#)

Watershed & Flood Control District Manager Richard Thomasser and District Engineer Andrew Butler made presentation.

Discussion held.

9. PUBLIC HEARINGS

- A. PUBLIC HEARING - Napa River/Napa Creek Flood Control Project, Flood Walls North of the Bypass [24-1269](#)

Conduct a Public Hearing and adopt a Resolution of Necessity with respect to portions of certain property owned by Jose Cruz Calderon and Maximino Ballines (No Fiscal Impact; Discretionary)
[2/3 vote required]

(CONTINUED FROM JULY 16, 2024)

Chairperson Scott Sedgley opened the Public Hearing.

Watershed & Flood Control District Manager Richard Thomasser made presentation.

Discussion held.

Chairperson Scott Sedgley closed the public Hearing.

Motion Text: Close the Public Hearing.

**Voting Yes: Cottrell, Garcia, Dohring, Gallagher, Gregory,
Lopez-Ortega, Narvaez, Pedroza, Ramos, and Sedgley**

Excused: Mohler, and Painter

Recusals: None

Result: Passed

Motion Text: Adopt the Resolution.

**Voting Yes: Gallagher, Garcia, Cottrell, Dohring, Gregory,
Lopez-Ortega, Narvaez, Pedroza, Ramos, and Sedgley**

Voting No: None

Excused: Mohler, and Painter

Result: Passed

Enactment No: R-2024-13 (FC)

10. DISTRICT MANAGER'S/ENGINEER'S REPORTS AND ANNOUNCEMENTS

Watershed & Flood Control District Manager Richard Thomasser reported on closing escrow on the four vineyard properties in the South Wetlands Opportunity Area. The District is considering conducting a public charrette in the spring to garner interest in what the public would like to see for public use. The District is currently working with the City of Napa for public access due to it coming through the south end of Jefferson Street.

11. BOARD OF DIRECTORS REPORTS AND ANNOUNCEMENTS

None

12. BOARD OF DIRECTORS FUTURE AGENDA ITEMS

None

13. CLOSED SESSION

A. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1326](#)

(Government Code Section 54956.8)

Properties: APN 044-314-001

Negotiating Party: Richard Thomasser, Flood District Manager, Zhao Qi Wang

Under Negotiations: Price/Terms/ Conditions of Payment

Closed Session held. No reportable action.

B. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1327](#)

(Government Code Section 54956.8)

Properties: APN 044-314-023

Negotiation Party: Richard Thomasser, Flood District Manager, Joshua and Melissa Green

Under Negotiation: Price/Terms/Conditions of Payment

Closed Session held. No reportable action. Noted an incorrect parcel number, should be APN 044-304-023

C. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1328](#)

(Government Code Section 54956.8)

Properties: APN 044-220-008

Negotiating Party: Richard Thomasser, Flood District Manager, 505 Lincoln Avenue Napa LLC

Under Negotiation: Price/Terms/Conditions of Payment

Closed Session held. No reportable action.

D. CONFERENCE WITH REAL PROPERTY NEGOTIATOR [24-1329](#)

(Government Code Section 54956.8)

Properties: APN 044-220-004

Negotiating Party: Richard Thomasser, Flood District Manager, Murray Suzanne M TR

Under Negotiation: Price/Terms/Conditions of Payment

Closed Session held. No reportable action.

E. CONFERENCE WITH REAL PROPERTY NEGOTIATOR

[24-1364](#)

(Government Code Section 54956.8)

Properties: APN 044-204-003

Negotiating Party: Richard Thomasser, Flood District Manager, California

Vacation Holdings Group, LLC

Under Negotiation: Price/Terms/Conditions of Payment

Closed session held. The Board of Directors authorized the Chair to enter into a purchase and sale agreement to purchase the following property rights: a fee interest, flood protection levee easement, and a temporary construction easement for APN 044-204-003 in the amount of \$3,000,000 if funded before September 30, 2024, or \$3,050,000 if funded thereafter.

14. ADJOURNMENT

ADJOURN TO THE NAPA COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT REGULAR MEETING, TUESDAY, SEPTEMBER 17, 2024 AT 9:00 AM

NEHA HOSKINS, District Secretary